

1 BILL NO. R-87-01-18

2 DECLARATORY RESOLUTION NO. R-0887

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 6415, 6421 and 6427
Oakbrook Parkway, Oakbrook Office
Park, Fort Wayne, Indiana 46825. (Oak-
brook Associates, Petitioner).

7 WHEREAS, Petitioner has duly filed its petition dated
8 January 14, 1987, to have the following described property
9 designated and declared an "Economic Revitalization Area" under
10 Division 6, Article II, Chapter 2 of the Municipal Code of the
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12 12.1, to-wit:

13 the West 402.1' of the South 452.55'
14 of the North 812.6', NE 1/4, SE 1/4,
15 Section 14, Township 31 North, Range
12 East, City of Fort Wayne, Indiana;

16 said property more commonly known as 6415, 6421 and 6427 Oakbrook
17 Parkway, Oakbrook Office Park, Fort Wayne, Indiana 46825;

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 4, below, the property hereinabove described is hereby designated
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
26 12.1. Said designation shall begin upon the effective date of
27 the Confirming Resolution referred to in Section 3 of this Resolu-
28 tion and shall continue for two (2) years thereafter. Said desig-
29 nation shall terminate at the end of that two (2) year period.

30 SECTION 2. That upon adoption of this Resolution:

31 (a) Said Resolution shall be filed with the Allen
32 County Assessor;

- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

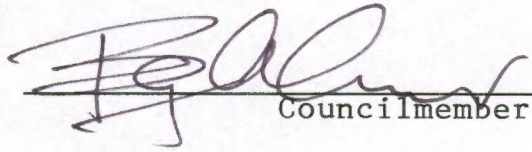
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of six (6) years.

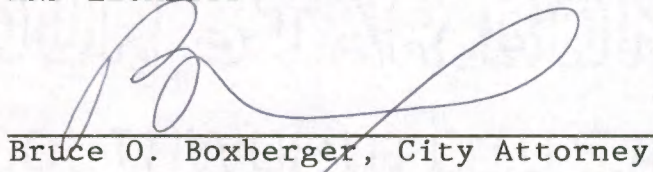
SECTION 6. That this Resolution shall be in full force

Page Two

and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Stier, seconded by Eastert, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>C</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>1</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>1</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>1</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>1</u>	_____	_____	<u>1</u>	_____
<u>REDD</u>	_____	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>1</u>	_____	_____	_____	_____
<u>STIER</u>	<u>1</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>1</u>	_____	_____	_____	_____

DATE: 1-27-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 2-0887 on the 27th day of January, 1987.

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of January, 1987, at the hour of 1:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of January, 1987, at the hour of 11:00 o'clock A .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Oakbrook Associates

Address of Applicant's Principle Place of Business:

1910 Fort Wayne National Bank Building

Fort Wayne, Indiana 46802

Phone Number of Applicant: (219) 423-4311

Street Address of Property Seeking Designation:

6415, 6421 & 6427 Oakbrook Parkway, Oakbrook Office Park

Fort Wayne, Indiana 46825

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-A
Limited Business

What zoning classification does the project require? B-1-A, Limited Business

What is the nature of the business to be conducted at the project site?
Office, high tech service building. Phase I contains 13,666 square feet.

Phase II contains 13,666 square feet. Phase III contains 15,000 square feet.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? None

Current assessed value of Real Estate:

Land	<u>15,300</u>
Improvements	<u>3,400 Office Park Feature</u>
Total	<u>18,700</u>

What was amount of Total Property Taxes owed during the immediate past year? \$864.40 for year 1985. payable 86

Give a brief description of the proposed improvements to be made to the real estate.

A one-story office building consisting of 13,666 square feet to accommodate office information service companies.

Cost of Improvements: \$ 1,600,000

Development Time Frame:

Phase I - March 1987

Phase II - March 1988

When will physical aspects of improvements begin? Phase III - March 1989

When is completion expected? January 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: None

What was amount of Personal Property Taxes owed during the immediate past year? N/A for year 19 .
Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed?

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? N/A

How many permanent jobs will be created as a result of this project?
50

Anticipated time frame for reaching employment level stated above?
2 years

What is the nature of those jobs?
Office, service and high tech

Undesirablity of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? Washington

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael C. Dahm

1910 Fort Wayne National Bank Building

Fort Wayne, IN 46802

Phone Number of Contact Person (219) 423-4311

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Michael C. Dahm

Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

1486
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-8781-18

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 6415, 6421 and 6427 Oakbrook Parkway, Oakbrook Office Park,
Fort Wayne, Indiana 46825. (Oakbrook Associates, Petitioner).

EFFECT OF PASSAGE A one-story building consisting of 13,666 square feet
will be constructed to accomodate office information service companies.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-01-18

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 6415, 6421 and 6427 Oakbrook Parkway, Oakbrook Office
Park, Fort Wayne, Indiana 46825. (Oakbrook Associates, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 1-27-87

SANDRA E. KENNEDY
CITY CLERK